

**ACTION MINUTES  
MEETING OF THE PLANNING COMMISSION  
TUESDAY, APRIL 16, 2019  
ARROYO GRANDE COUNCIL CHAMBERS  
215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair Martin called the Planning Commission meeting to order at 6:00 p.m.

**2. ROLL CALL**

Planning Commission: Commissioners Andrea Montes, Jamie Maraviglia, Ken Sage, and Chair Glenn Martin were present. Vice Chair Frank Schiro was absent.

Staff Present: Planning Manager Matt Downing, City Engineer Robin Dickerson, Assistant Planner Andrew Perez, and Permit Technician Patrick Holub were present.

**3. FLAG SALUTE**

Commissioner Maraviglia led the flag salute.

**4. AGENDA REVIEW**

None.

**5. COMMUNITY COMMENTS AND SUGGESTIONS**

None.

**6. WRITTEN COMMUNICATIONS**

None.

**7. CONSENT AGENDA**

**7.a. CONSIDERATION OF APPROVAL OF MINUTES**

**Recommended Action:** Approve the minutes of the April 2, 2019 Regular Planning Commission Meeting.

**Action:** Commissioner Sage moved to approve the minutes of the April 2, 2019 Regular Planning Commission Meeting as submitted. Commissioner Maraviglia seconded and the motion passed on the following roll call vote:

**AYES:** Sage, Maraviglia, Montes, and Martin  
**NOES:** None  
**ABSENT:** Schiro

**8. PUBLIC HEARINGS**

**8.a CONSIDERATION OF LOT MERGER 18-001 AND CONDITIONAL USE PERMIT 18-007; PHASED DEVELOPMENT OF NINE (9) TWO-STORY APARTMENT UNITS AND CONSTRUCTION OF A NEW TWO-STORY MIXED-USE STRUCTURE, INCLUDING 2,025 SQUARE FEET OF COMMERCIAL SPACE AND A 2,321 SQUARE FOOT APARTMENT; LOCATION – 1214 EAST GRAND AVENUE & 181 N. ELM STREET; APPLICANT – FLOYD HINESLEY; REPRESENTATIVE – CODY McLAUGHLIN & FRED PORTER**

**Recommended Action:** It is recommended that the Planning Commission adopt a Resolution approving Lot Merger 18-001 and Conditional Use Permit 18-007.

Commissioner Maraviglia announced she would recuse herself and step down for this item due to living within close proximity to the project site.

Planning Manager Downing introduced Assistant Planner Andrew Perez to the Commission.

Assistant Planner Perez presented the staff report and responded to Commissioner questions regarding the parking, traffic, and architectural details.

Cody McLaughlin, architect, spoke in support of the project and discussed the architectural design of the structures.

Chair Martin opened the public hearing.

Alan, 220 North Elm Street, asked questions regarding traffic, parking and mentioned that his view will be impacted by this project.

Collin, Grand Ave, spoke against the project, stating that traffic and parking will be issues.

Hearing no further public comment, Chair Martin closed the public hearing.

Floyd Hinesley, applicant, answered questions regarding parking and stated that he would be willing to write into the rental contracts the requirement for tenants to park in their garages.

**Action:** Commissioner Martin moved to adopt a Resolution entitled, "**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ARROYO GRANDE APPROVING LOT MERGER 18-001 AND CONDITIONAL USE PERMIT 18-007; LOCATED AT 1214 EAST GRAND AVENUE AND 181 NORTH ELM STREET; APPLIED FOR BY FLOYD HINESLEY.**" with the following added conditions:

1. A six foot (6') perimeter fence shall be installed along the northern perimeter of the project to maintain privacy;
2. The applicant shall add additional architectural features to the western façade of the mixed-use building to add interest and soften the monolithic appearance; and
3. Garages shall be kept clear, utilized for parking by the residents, and this restriction shall be included in all future rental agreements.

Commissioner Sage seconded and the motion passed on the following roll call vote:

**AYES:** Martin, Sage and Montes  
**NOES:** None  
**ABSENT:** Schiro, Maraviglia

**9. NON-PUBLIC HEARINGS**

None.

**10. ADMINISTRATIVE DECISIONS SINCE APRIL 2, 2019**

<b>Case No.</b>	<b>Applicant</b>	<b>Address</b>	<b>Description</b>	<b>Action</b>	<b>Planner</b>
PPR19-007	Jim Kelsey	102 Bridge Street	Two-gate parking system at a private parking lot	A	A. Perez

In response to Commissioner questions, Planning Manager Downing explained the plan to install a two-gate paid parking system at a private lot in the Village.

**11. COMMISSION COMMUNICATIONS**

None.

**12. STAFF COMMUNICATIONS**

Planning Manager Downing announced that a three-way stop sign at the intersection of The Pike and Halcyon Road will be installed by the City and the County.

City Engineer Dickerson announced that the traffic signal at the intersection of Fair Oaks Avenue and Traffic Way has been installed and will be operational within the next few weeks.

**13. ADJOURNMENT**

The meeting adjourned at 7:10 p.m.

**ATTEST:**

**/s/ Patrick Holub, Permit Technician (Approved at PC Mtg 05-21-2019)**